

KEYSTONE



Ribbans Park Road, Ipswich, IP3 8XS

£350,000

Modern Town House
Kitchen/Breakfast Room
En-Suite
Large Driveway
Popular Location

Three Double Bedrooms
Dining Room
Family Bathroom
Cloakroom
View over Golf Course

Ribbans Park Road, Ipswich IP3 8XS

Nestled in the sought-after area of Ribbans Park this modern semi-detached townhouse offers a delightful blend of contemporary living and picturesque surroundings. With three well-proportioned bedrooms and family bathroom, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern design and layout of the home create a welcoming atmosphere, making it easy to envision your life here. The property boasts large windows that allow natural light to flood in, enhancing the sense of space and comfort.

One of the standout features of this townhouse is its stunning views overlooking the golf course, providing a serene backdrop for your daily activities. Whether you are enjoying a morning coffee or hosting friends for dinner, the scenic vistas will surely impress.

Situated in a popular location, this home is conveniently close o local amenities, schools, and parks, making it an ideal choice for families and professionals alike. The combination of



Front entrance door

Leading to hallway with stairs to first floor and radiator.

Reception Room

14'2 x 11'7

Two windows to side, window to front, two radiators and built-in understairs storage cupboard.

Kitchen/Breakfast Room

15'9 x 11'7

Fitted with a range of base units and drawers with matching wall mounted cabinets, built-in hob with extractor over, double built-in oven, integrated fridge/freezer, integrated dishwasher and an integrated washing machine. There is also a wall mounted boiler, a 1.5 bowl sink & drainer unit, radiator, window to front, window to side and door to garden.

Cloakroom

Fitted with WC, pedestal wash basin with tiled splashbacks and a radiator.

First Floor Landing

With window to front and radiator.

Lounge

14'2 x 11'7

Two windows to side, window to front and two radiators.

Bedroom 3

9'8 x 8'2

Window to front, window to side and radiator.

Family Bathroom

Fitted with a suite comprising of panelled bath with shower over, hand basin, tiled splashbacks, tiled flooring, WC, window to side and radiator.

Second Floor Landing

With window to front, radiator and a built-in airing cupboard.

Bedroom 1

12'1 x 11'8

Window to front, two windows to side, radiator and built-in double wardrobe.

Ensuite

Fitted with double shower cubicle, hand basin, WC, tiled splashback, radiator and tiled flooring.

Bedroom 2

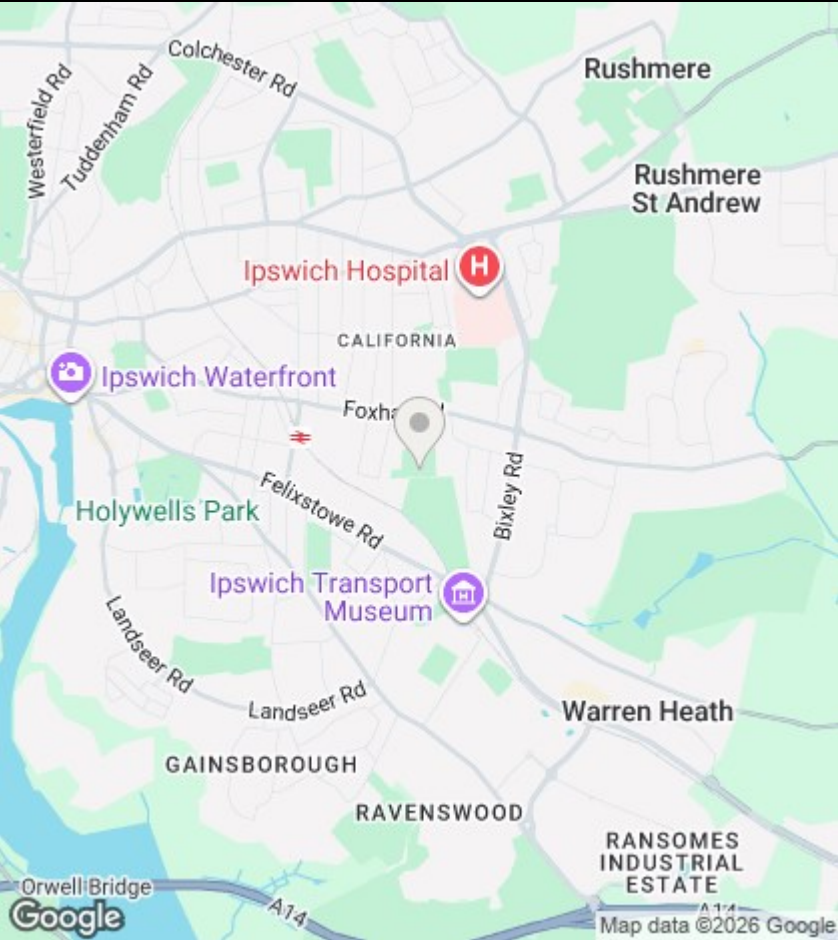
14'2 x 9'6

Window to front, two windows to side and radiator.

Outside

To the front of the property there are views over the golf course.

The rear garden is predominantly laid to lawn with raised flower borders. There is a timber shed and gate that leads to a multi-car driveway that provides off road parking to the property.



Viewings

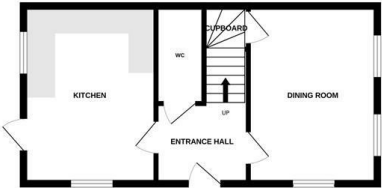
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

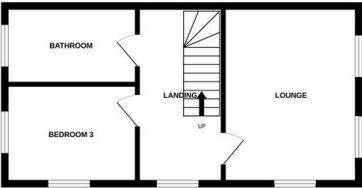
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

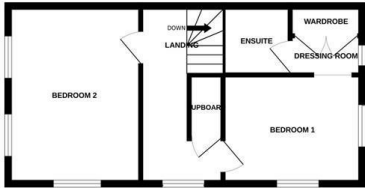
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026